



BELMONT SQUARE SHOPPING CENTER • REIDSVILLE, NC

1130 Freeway Drive • Suite D

Second-Generation Restaurant & Retail Space | Food Lion Anchored

1,800

SQUARE FEET

\$17.00

PSF / YR NNN

2nd Gen

RESTAURANT

16,374

VPD FRONTAGE

Food Lion

ANCHOR TENANT

THE OPPORTUNITY

Suite D delivers a turnkey second-generation restaurant build-out inside Reidsville's dominant grocery-anchored center. Hood vent connection, walk-in cooler, finished dining room, and service counter remain in place. Tenant ready without the cost and permitting timeline of a ground-up kitchen. The same space adapts cleanly to retail and service users.

- **Second-generation food service.** Existing hood vent connection, walk-in cooler, and quarry-tile back-of-house cut tenant build-out cost.
- **Finished front of house.** Dining room with booth and table seating, pendant lighting, and a built service counter.
- **Food Lion co-tenancy.** A 27,000 SF grocery anchor drives weekly trips across a 52,747 SF neighborhood center.
- **Freeway Drive exposure.** 496' of frontage, two curb cuts, and pylon signage on a corridor carrying 16,374 VPD.
- **386 surface spaces** across the center for ample capacity for lunch and dinner rushes.

PROPERTY FACTS

Address	1130 Freeway Dr, Ste D
City / State	Reidsville, NC 27320
Available SF	1,800 SF
Asking Rate	\$17.00 / SF NNN
Center GLA	52,747 SF
Anchor	Food Lion — 27,000 SF
Built / Renovated	1988 / 2012
Land Area	17.50 AC
Parking	386 Surface Spaces
Frontage	496' with 2 entrances
Signage	Pylon + Storefront
Zoning	HB / RD
County	Rockingham
Market	Greensboro / Winston-Salem

IDEAL FOR

Quick-Service	Café / Bakery	Franchise Food
Coffee / Juice	Specialty Retail	Salon / Service

IN PLACE & READY

Exhaust hood connection · Walk-in cooler · Quarry-tile kitchen
· Prep & storage room · Booth and table seating · Service counter · Restrooms · Glass storefront · Rear service access

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STOREFRONT — SUITE D



SERVICE COUNTER



DRINK COUNTER



DINING ROOM



DINING ROOM



KITCHEN & WALK-IN



PREP & STORAGE



AERIAL — BELMONT SQUARE SHOPPING CENTER

DEMOGRAPHICS

	1 MI	3 MI	15 MIN
Population	2,650	14,938	32,660
Households	1,214	6,578	13,962
Median HH Income	\$79,965	\$53,775	\$57,448
Daytime Employees	1,205	9,476	13,842
Median Age	42.4	42.3	43.2
Pop. Growth '25-'30	+2.38%	+2.73%	+3.18%

TRAFFIC COUNTS

COLLECTION ST	CROSS STREET	VPD
Freeway Drive	US 158 NW	16,374
Freeway Drive	Lawndale Dr SE	14,657
Freeway Drive	Gibbs Lake Rd NW	11,783
US 29 Bus / NC 87	Gibbs Lake Rd	11,077
Richardson Drive	Hawthorne Ave S	8,233
Richardson Drive	Richardson Dr E	7,168

CENTER CO-TENANCY

FOOD LION — 27,000 SF	Family Dollar	Cricket Wireless	Miracle-Ear	Station Nails	Donut House
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Belmont Square is Reidsville's established grocery-anchored neighborhood center, positioned on Freeway Drive between US 158 and US 29 Business. Piedmont Triad International Airport is 30 miles southwest, and the center sits within the Greensboro / Winston-Salem market — North Carolina's third-largest MSA.

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